

MATTAPAN

Mattapan developed as railroads and streetcars made it accessible to Downtown Boston. The construction of the Midlands Branch railroad in 1855, and the trolley in 1890, opened up Mattapan to waves of residential construction. A mixture of sub-neighborhoods defines today’s Mattapan as its’ residential streets are alternately filled with traditional Boston multi family homes, and larger houses on some of the bigger lots in the City. Mattapan Square continues to be the commercial heart of the neighborhood.

Blue Hill Avenue, the commercial spine of Mattapan, runs through its center and connects the communities of Milton and Canton to Franklin Park, Roxbury and into Downtown Boston. Morton Street, Cummins Highway and River Street are major roads in Boston connecting Mattapan to the adjacent neighborhoods of Dorchester, Roslindale, Hyde Park and beyond. Mattapan Square at the intersection of Blue Hill Avenue, Cummins Highway. and River Street, is one of Boston’s busiest intersections.

Roadway Volumes in Mattapan*

Blue Hill Avenue	24,000
Morton Street	34,000
Cummins Highway	27,000
River Street	10,000

Source: CTPS

*Estimated daily traffic at a representative point

The Boston State Hospital, and the Specialty Rehabilitation Hospital on River Street once were large employers in Mattapan. Now barely used, these expansive sites are becoming available for re-use with open space, housing and small scale employment among the top community priorities. The Audobon Society’s Boston Nature Center is a splendid example of the type of uses envisioned for Mattapan. Today, most employment in Mattapan is located in the Mattapan Square/River Street area, or along Blue Hill Avenue.

Employment Areas in Mattapan

Blue Hill Avenue	1,300
Mattapan Square/River Street	1,400
Other	200
TOTAL JOBS	2,900

Source: 1996 CTPS site-level employment database

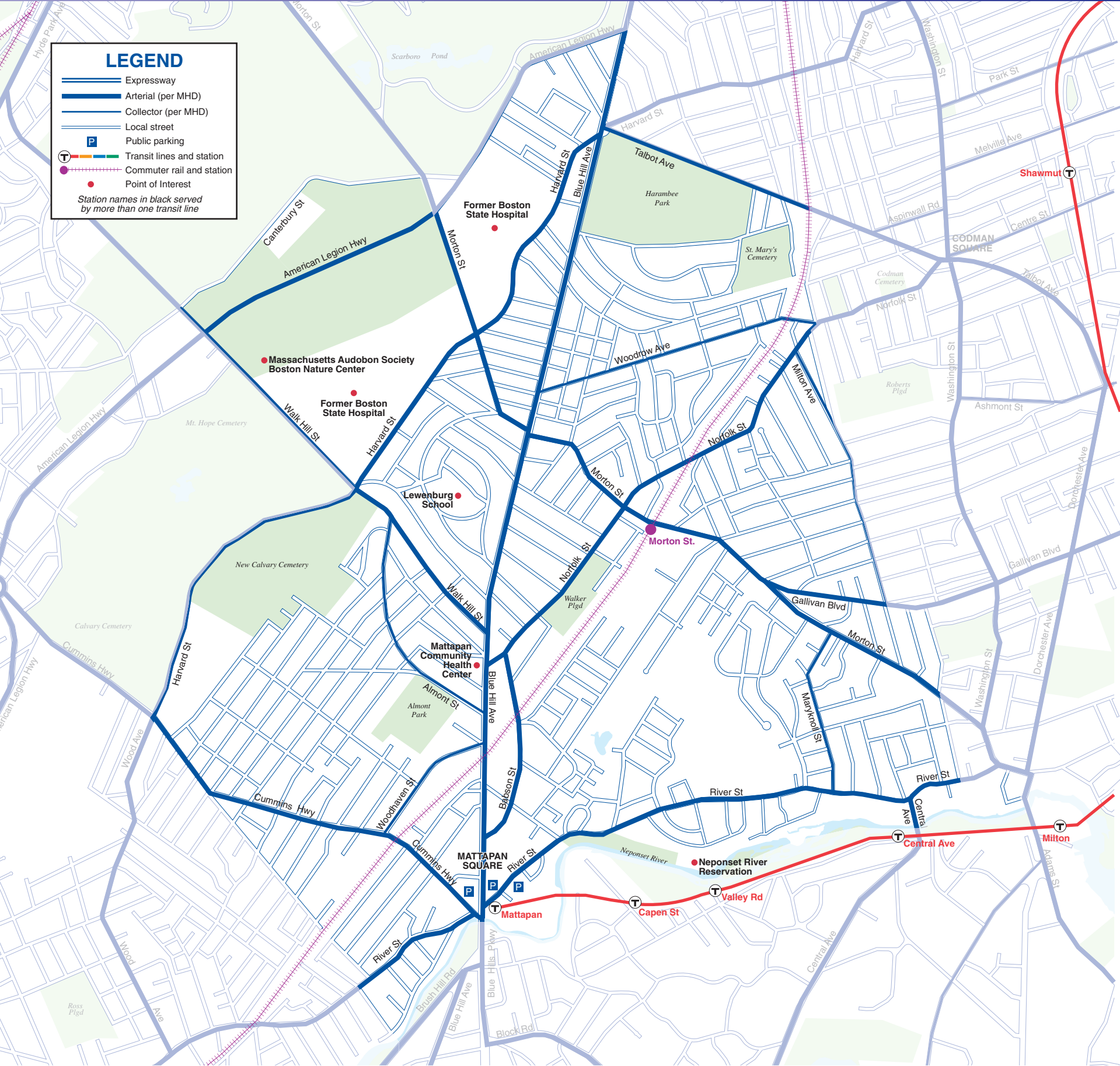
Parking is less of an issue in Mattapan than in most Boston neighborhoods. Mattapan Square is the most densely parked area as merchants, visitors and transit riders compete for available spaces. Two municipal lots and an MBTA lot help to meet this need.

Municipal Off-Street Parking Lots (spaces)

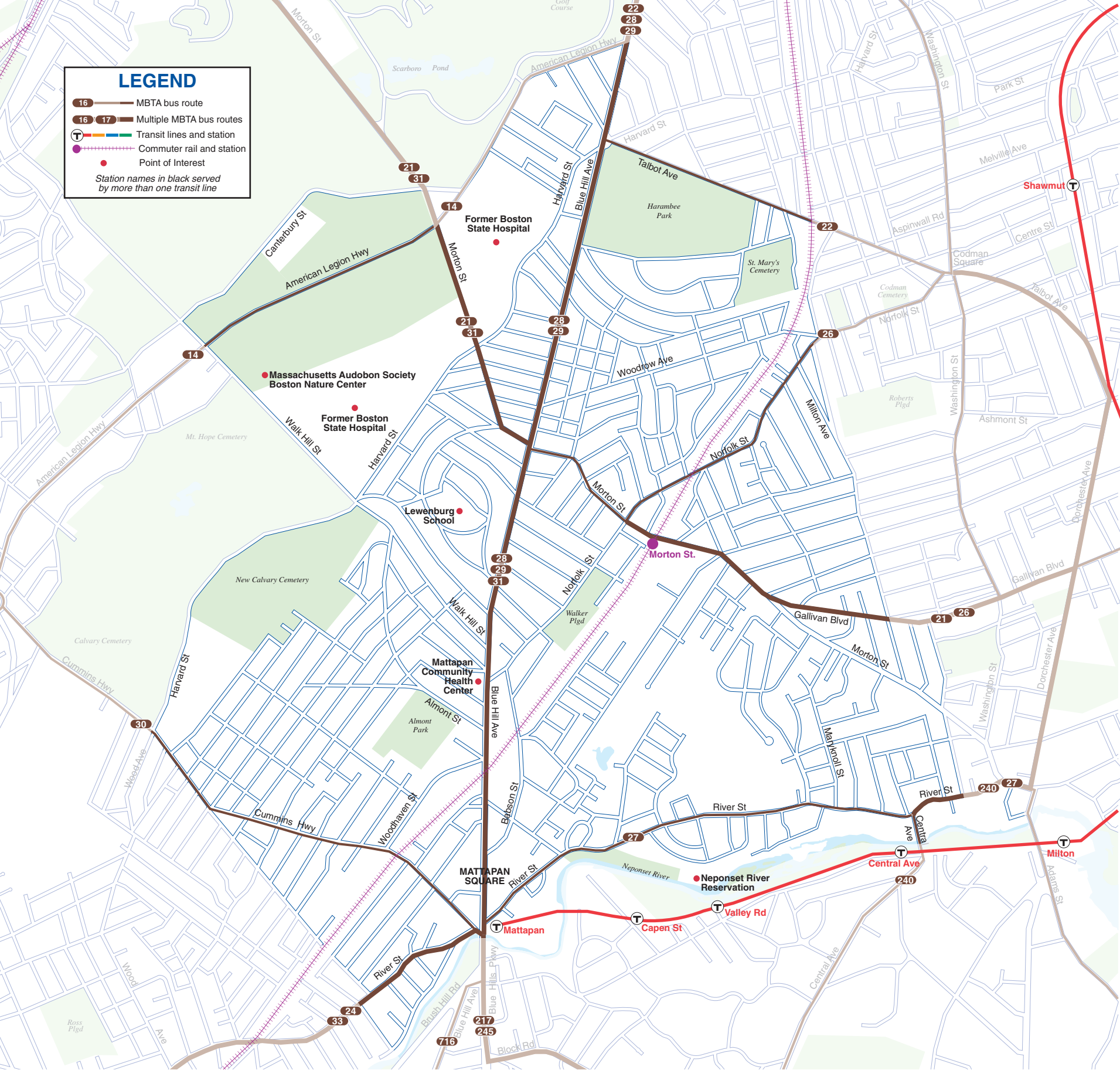
- 451-467 River Street (90)
- 23 Fairway Street (40)

The 2000 Census recorded 35,648 residents of Mattapan, an increase of 3% from 1990, and 9% from 1980. Median income in Mattapan is slightly below that of Boston, and one-third of Mattapan

ROADWAY SYSTEM



TRANSIT NETWORK



households do not own a vehicle. However, Mattapan retains a somewhat suburban character, though certainly with pockets of high density. This less affluent, denser character is reflected in its trip breakdown. Though auto share is high relative to the citywide average, it is low in relation to comparable areas. Likewise its transit, and especially walk mode shares are higher than that of its southern neighbors of Dorchester, Hyde Park and Roslindale.

Distribution of Trips and Mode Shares in Mattapan			
	Auto	Transit	Walk
All destinations and purposes	68%	13%	19%
City Average	51%	19%	30%
("walk" mode includes bicycle)			

Geographic Distribution of Trips				
% of Trips	Origin or Destination	Auto	Transit	Walk
31%	Within Neighborhood	42%	6%	52%
6%	Core Neighborhoods	41%	59%	0%
36%	Rest of Boston	77%	18%	6%
17%	Inner Communities	92%	8%	0%
10%	Outer Communities	98%	2%	0%

Activity Distribution of Trips				
% of Trips	Activity in Neighborhood	Auto	Transit	Walk
63%	Home	68%	14%	18%
6%	Work	64%	27%	9%
31%	Other	70%	8%	22%

With minimal employment in Mattapan, and a population younger than Boston at large, almost two-thirds of trips are home based. Just under one-third of all trips are completely within Mattapan, and half of these are walking trips. As in other neighborhoods, transit is most used for work and trips to the Downtown core. Transit use to Boston neighborhoods outside the Core is close to the city average for all trips. This is likely reflective of Mattapan's dense, heavily used bus service. Route 28 on Blue Hill Avenue from Mattapan Square to Ruggles is one of the MBTA's busiest routes. The historic and scenic Mattapan High Speed Line runs along the Neponset River, connecting Mattapan Square to Ashmont and Red Line service to the Core Neighborhoods.

Daily MBTA Use by Station or Route*		
Mattapan High-Speed Line	Commuter Rail	
Mattapan	2,500	Morton Street 275
Bus Routes (via)		
21	Ashmont-Forest Hills (Morton)	3,750
22	Ashmont-Ruggles (Blue Hill/Warren)	8,300
24	Mattapan-Wakefield Ave. (River)	1,600
26	Ashmont-Morton (Norfolk)	1,800
27	Mattapan-Ashmont (River)	600
28	Mattapan-Ruggles (Blue Hill)	11,700
29	Mattapan-Jackson Sq. (Blue Hill)	2,250
30	Mattapan-Roslindale (Cummins)	1,900
31	Mattapan-Forest Hills (Blue Hill/Morton)	5,250
245	Quincy Center-Mattapan (Blue Hill)	500
*Boarding counts only. Source: MBTA and CTPS		